



CHEPSTOW

Guide price **£428,000**



17 PRINCESS WAY

Chepstow, Monmouthshire NP16 5WF



4-bed detached newly built property
Easy walking distance to the train and bus station
Walking distance to local schooling & amenities in Chepstow

17 Princess Way is a beautifully presented detached Hemsworth property built by Barratt Homes, situated in a desirable location within the heart of Chepstow. This sought-after development of Brunel Quarter offers a prime position just a short walk from the railway station, local supermarkets, the town centre, and the bus station, making it ideal for commuters and families alike.

The market town of Chepstow, with its wide range of facilities, is just a stone's throw away. Commuting is made easy with excellent bus and rail connections in Chepstow, as well as easy access to major road and motorway networks, which bring larger towns and cities within reach.

Just steps from your doorstep lies Offa's Dyke National Trail, leading you to the banks of the River Severn estuary. Here, you'll be captivated by panoramic views, enticing you to return time and again.



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KEY FEATURES

- Detached 4 newly built property
- Lovely family kitchen, opening onto a family area with French doors opening onto the rear patio
- Beautifully designed outdoor spaces perfect for relaxation and outdoor activities
- Walking distance to local amenities in Chepstow
- Convenient garage for parking or extra storage



STEP INSIDE



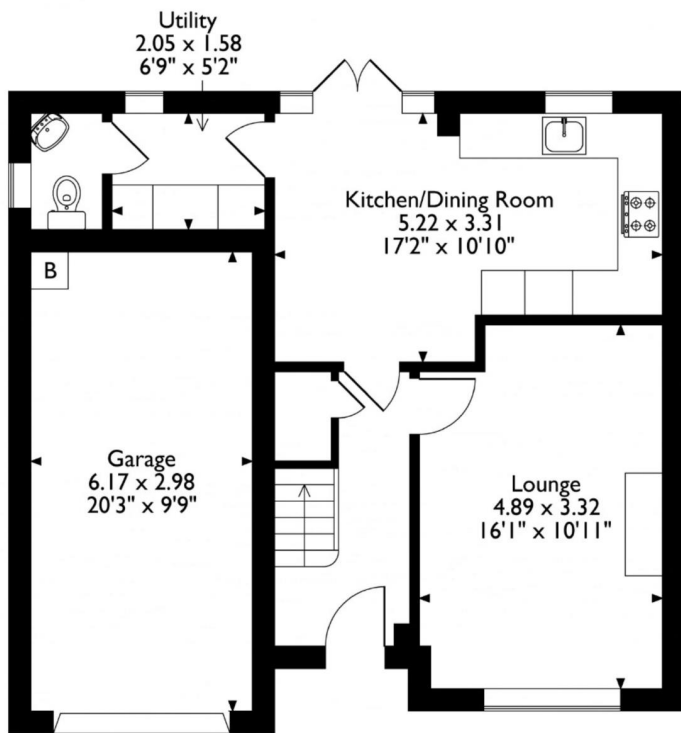
Don't miss the opportunity to view this stunning home in person. Early inspection is highly recommended to fully appreciate the meticulous attention to detail. The property is available and comes with the remainder of the NHBC builder's warranty.

Upon entering, you're welcomed into a spacious kitchen-dining room from the inviting reception hall. The contemporary style is evident from the moment you step inside, with highly polished floor tiles, sleek fixtures, and neutral tones that create a sophisticated atmosphere.

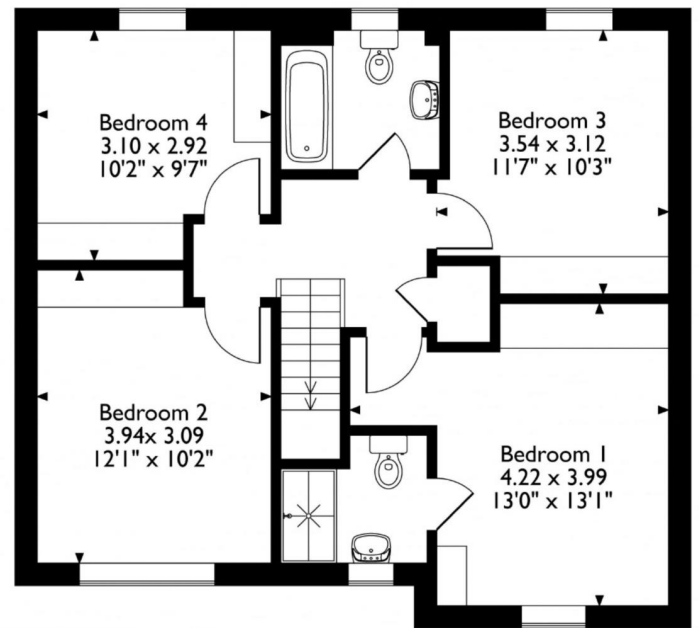
The upgraded kitchen features high-gloss cupboards with seamlessly integrated appliances, including stainless steel fittings, enhancing the property's modern appeal.

The property also includes a convenient utility area with integrated washer/dryer machine and space for an additional appliance.

Approximate Gross Internal Area
 Main House = 107 Sq M/1152 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 125 Sq M/1346 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floor plan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

As you ascend the stairs, you'll find four well-proportioned bedrooms. The principal bedroom boasts large windows that allow natural light to pour in and features an en-suite shower room.

A well-appointed family bathroom serves the other bedrooms, ensuring convenience for the entire household.

STEP OUTSIDE



The kitchen's French doors open onto a recently constructed, level patio area, perfect for enjoying the sunny aspect of the beautifully maintained garden. The outdoor space is fully enclosed with secure fencing and side access.

Additionally, the property benefits from a private drive with parking for vehicles with access to the integral garage.

INFORMATION

Postcode: NP16 5WF

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B



DIRECTIONS

On leaving Chepstow on the A48 towards Lydney, when you come to the first set of traffic lights at the Tesco turning turn right. Take the second turning left proceed under the railway bridge and then proceed along this road taking the last turning left then the property will be on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		94
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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